046.0	0001	0009.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,058,600	/	1,058,600
USE VALUE:	1,058,600	/	1,058,600
ASSESSED:	1,058,600	/	1,058,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
98		MEDFORD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HANLON DANIEL J & SUSAN E
Owner 2:	
Owner 3:	
Street 1:	98 MEDFORD STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 11,109 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Aluminum Exterior and 2747 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	11109.000	511,500	4,700	542,400	1,058,600
Total Card	0.255	511,500	4,700	542,400	1,058,600
Total Parcel	0.255	511,500	4,700	542,400	1,058,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 385.33 | /Parcel: 385.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	32388
GIS Ref	
GIS Ref	
Insp Date	12/04/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 046.0-0001-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	511,700	4700	11,109.	542,400	1,058,800	1,058,800	Year End Roll	12/18/2019
2019	104	FV	457,700	4700	11,109.	576,300	1,038,700	1,038,700	Year End Roll	1/3/2019
2018	104	FV	457,700	4700	11,109.	420,300	882,700	882,700	Year End Roll	12/20/2017
2017	104	FV	430,400	4700	11,109.	366,100	801,200	801,200	Year End Roll	1/3/2017
2016	104	FV	430,400	4700	11,109.	311,900	747,000	747,000	Year End	1/4/2016
2015	104	FV	385,500	4700	11,109.	305,100	695,300	695,300	Year End Roll	12/11/2014
2014	104	FV	385,500	4700	11,109.	250,800	641,000	641,000	Year End Roll	12/16/2013
2013	104	FV	400,400	4700	11,109.	238,600	643,700	643,700		12/13/2012

!3880!

PRINT

Date	Time
12/10/20	19:00:58

LAST REV

Date	Time
07/15/19	09:59:03
apro	
3880	

USER DEFINED

Prior Id # 1:	32388
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CORTESE GRACE C	30437-202		7/19/1999		375,000	No	No		
	19439-385		10/1/1988		285,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/1/2018	1076	New Wind	11,050	C				
6/4/2004	466	Redo Kit	31,290			G6	GR FY06	re-do bath
3/15/2000	135	Redo Kit	6,500					REDO 1 FBTH
11/20/1995	664	Porch	1,675					REPLACE PORCH/DOOR

ACTIVITY INFORMATION

Date	Result	By	Name
12/4/2018	MEAS&NOTICE	HS	Hanne S
5/5/2009	Measured	189	PATRIOT
3/24/2005	Permit Visit	BR	B Rossignol
6/19/2000	MLS		
3/8/2000	Measured	263	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		11109		Sq. Ft.	Site		0	80.	0.61	1			Med. Tr	-10					542,353						542,400	

Total AC/HA: 0.25503 | Total SF/SM: 11109 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 542,353 | Spl Credit | Total: 542,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.07997537
Const Adj.:	0.98000199
Adj $ / SQ:	179.924
Other Features:	138000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	694942
Depreciation:	183465
Depreciated Total:	511478

COMMENTS

NC=RENOV IN PROG.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2004
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

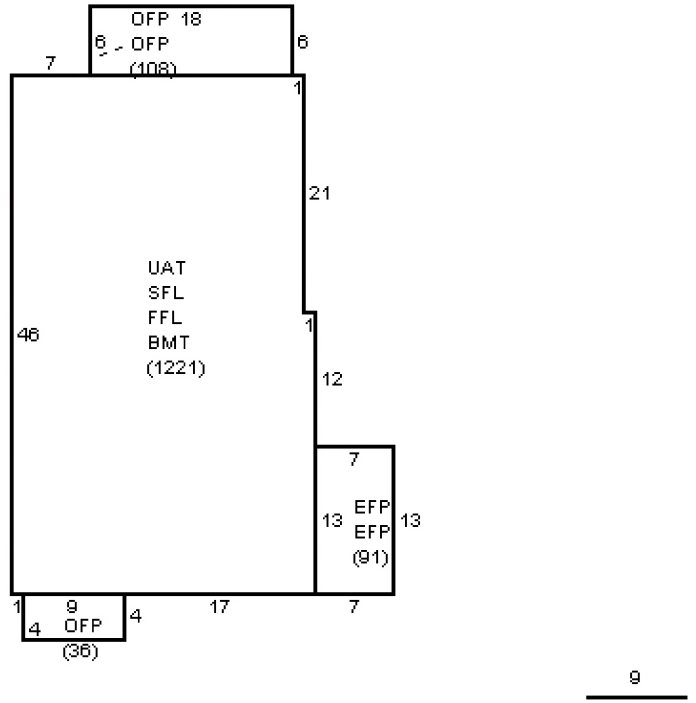
No Unit	RMS	BRS	FL
2	6	2	
Totals			
2	12	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	179.92
Special Features:	0	Val/Su Net:	116.20
Final Total:	511500	Val/Su SzAd	209.46

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,221	53.980	65,906
FFL	First Floor	1,221	179.920	219,688
SFL	Second Floor	1,221	179.920	219,688
UAT	Upper Attic	305	125.950	38,445
OFP	Open Porch	252	22.590	5,692
EFP	Enclos Porch	182	41.340	7,524

	Net Sketched Area:	4,402		Total:	556,943
Size Ad	2442	Gross Are	5318	FinArea	2747

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

046.0-0001-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1923	21.94	T	40	104			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700

IMAGE

AssessPro Patriot Properties, Inc